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10 DECEMBER 2009

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Illustrative Plan: Option A

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Illustrative Plan: Option B

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Existing Conditions



Alternative 1: Insert a new north/south street through the existing center and add a residential liner to the north



Alternative 2: Build a Townhouse Court supported by some neighborhood retail and a community center at the corner of Monroe and Elden Street



Alternative 3: Establish a mixed-use center that lines Elden with retail, completes the frontage along Monroe, and builds townhouses that tie back to the neighborhood





Existing Conditions



Parking is accommodated in two new parking garages off of Elden Street, existing surface lots, and on-street parking



Residential uses should be encouraged where possible to create a 24 hour Downtown with a mix of uses.



Ground floor commercial should be concentrated along Elden Street. It should also complete a retail loop that extends to Pine Street, Monroe Street, and back to Elden.

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Ground Floor Land Use

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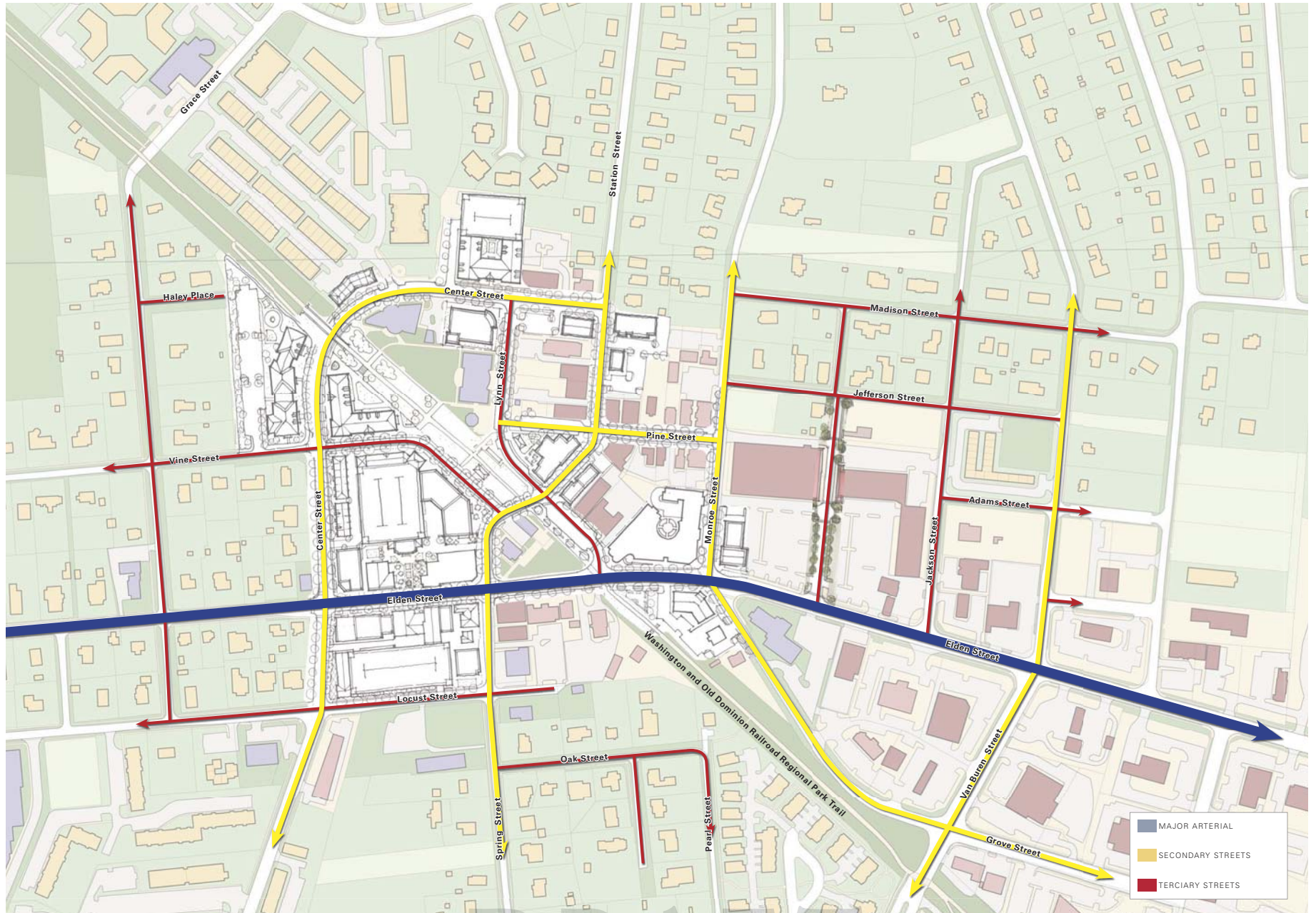
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Analysis of Downtown Intersection Hierarchy

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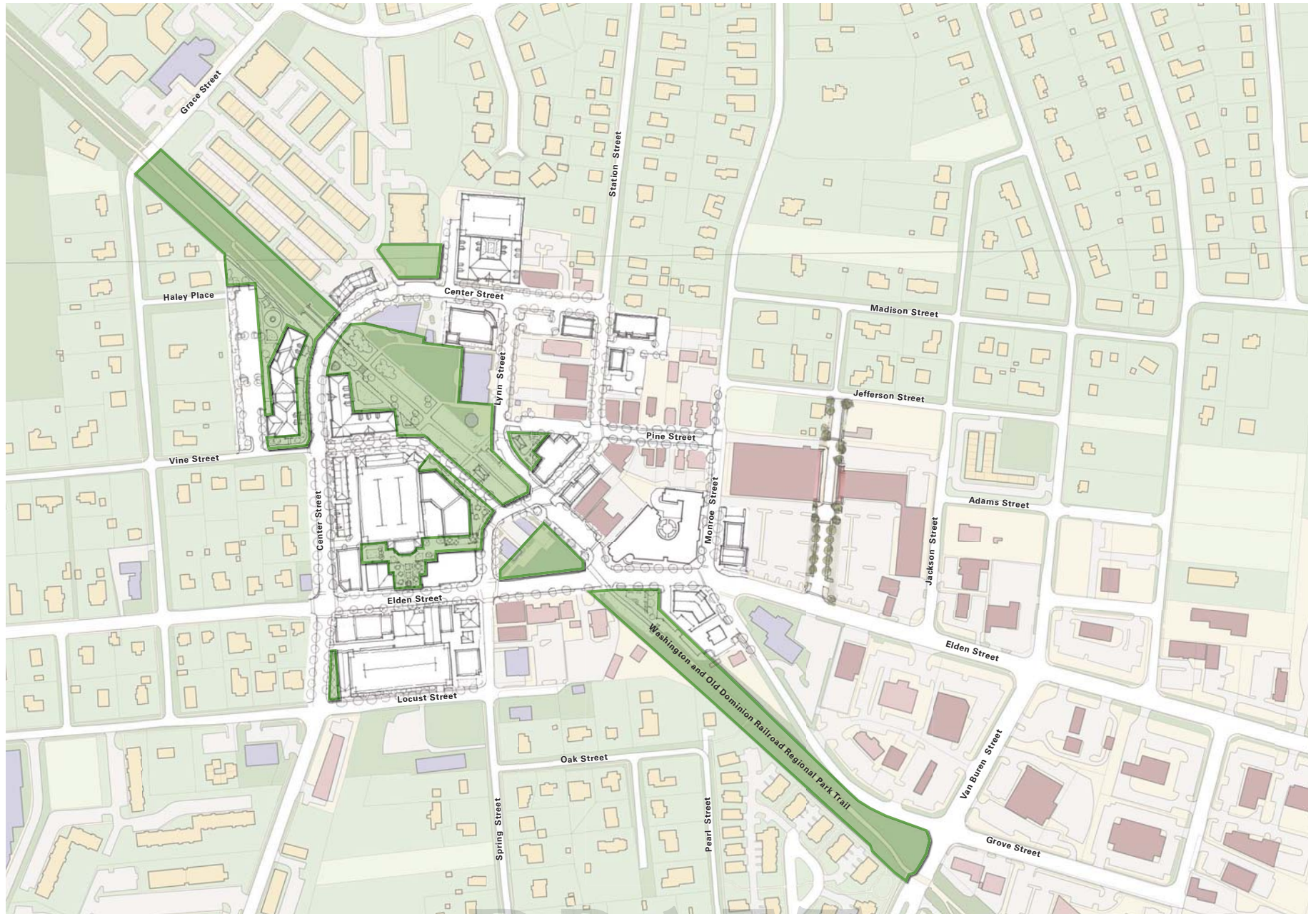
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Street Hierarchy

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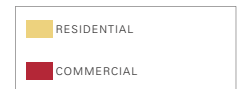
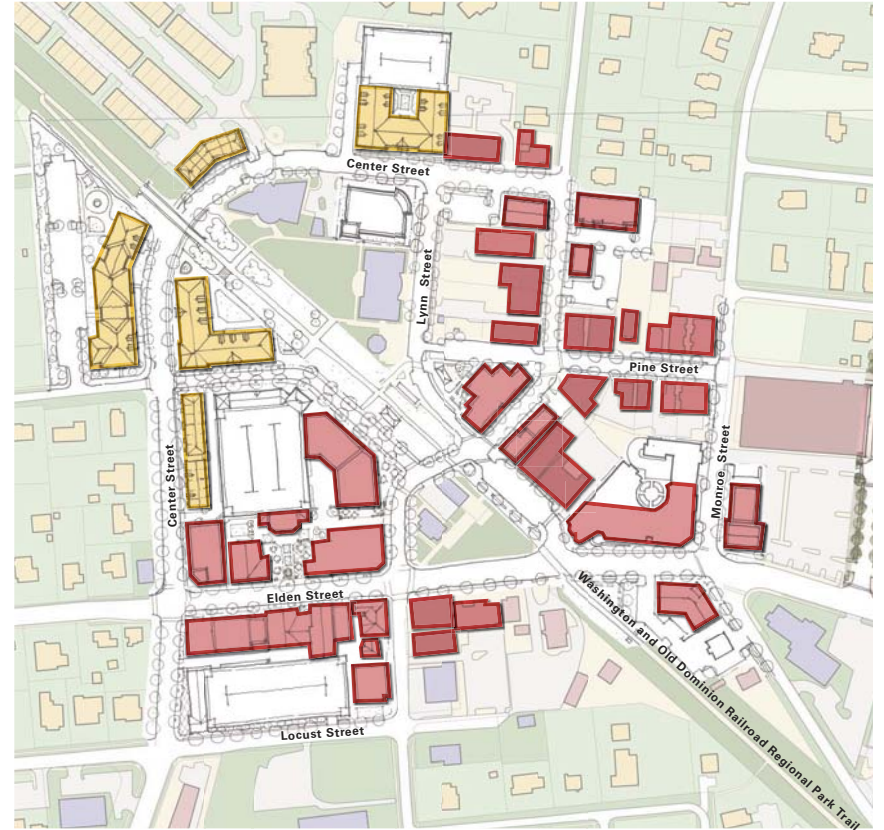
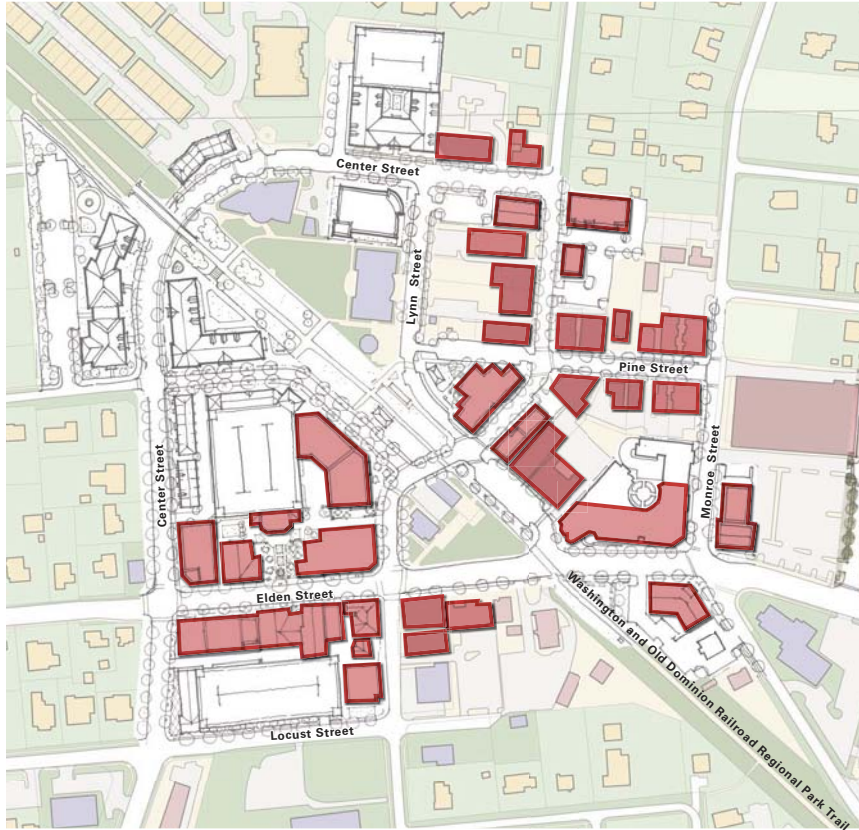
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Open Space Network

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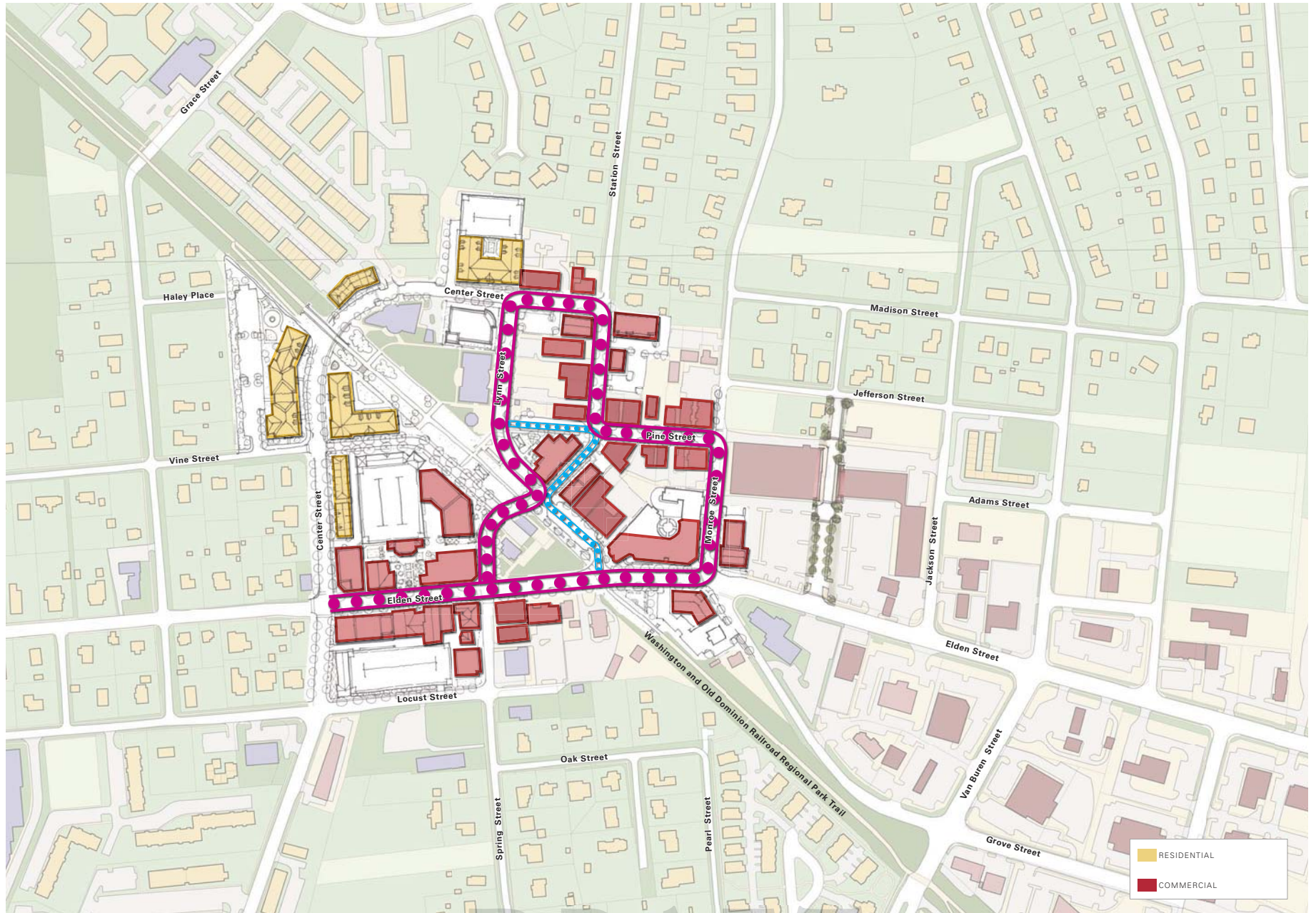
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Ground Floor Building Use

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Proposed Downtown Loop

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Proposed View of Elden Street: Two-story

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Proposed View of Elden Street: Three-story

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Proposed View of Monroe Street looking North

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Proposed View of Center Street
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Proposed Mixed-use along Trail Frontage

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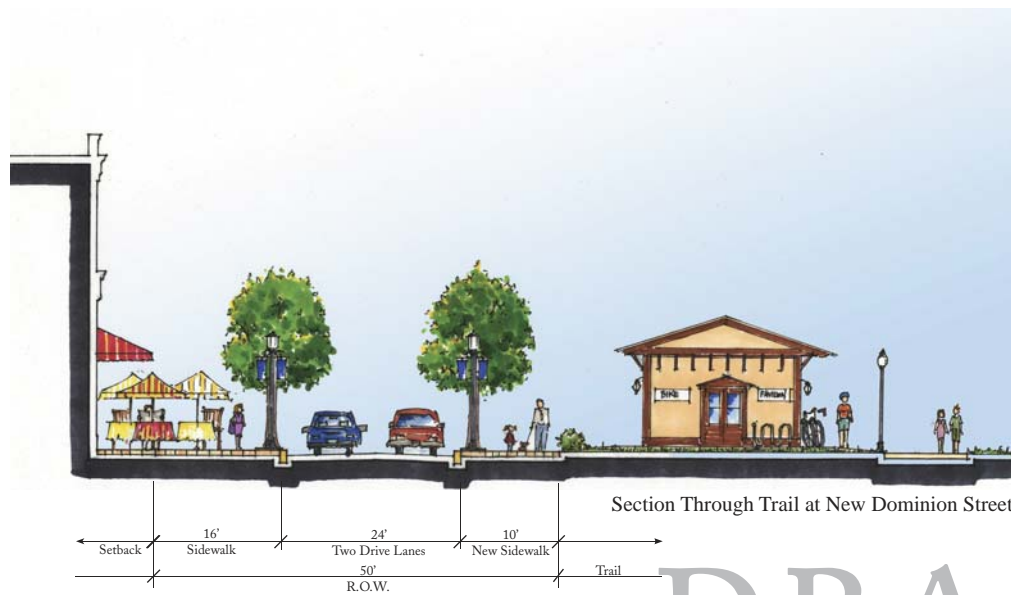
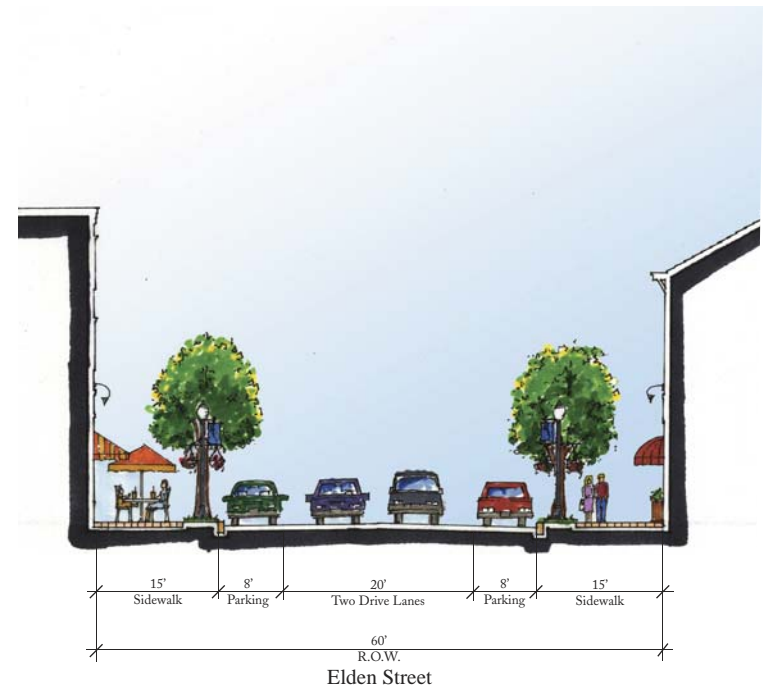


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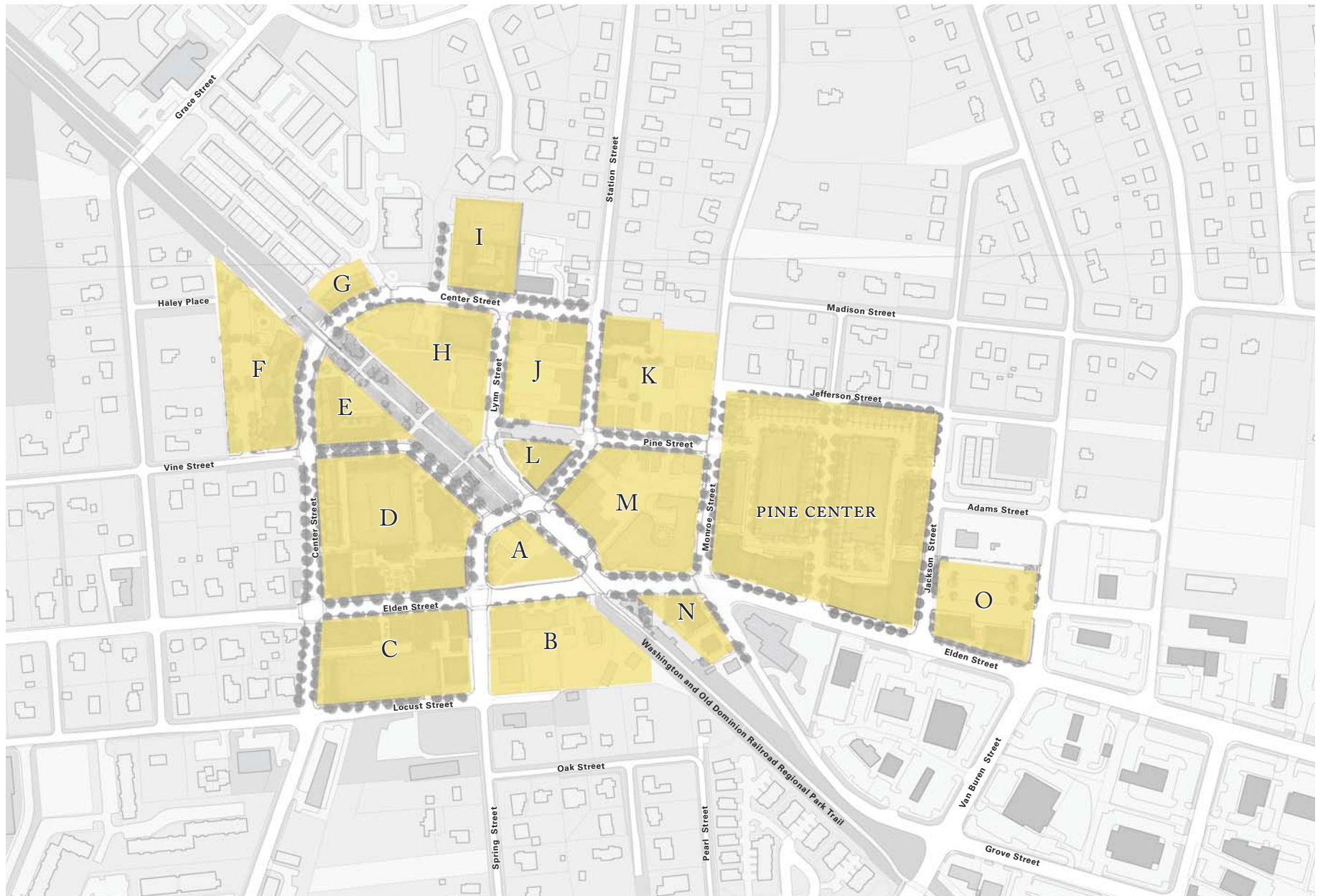
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Proposed Infill along Station Street
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Development Analysis Key

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